

NORTHWOOD RESIDENTS' ASSOCIATION

Extracts from the minutes of Meeting 14 February 2023, 8pm in the Family Room,
Methodist Church, Oaklands Gate

Present: Tony Ellis, Sue Mansfield, Ros Plume, Hoda Lacey, Rajen Shah, Valerie Mellor, Trevor Sherling, Pam King, Miles Gillman, Andrew Egan, Peter Lansdown

1 Apologies: Philip Green, Paul Barker, Amir Lakha, Rashmi Chauhan

2. Minutes of 10 January Meeting

were approved with a correction to change chestnut tree to oak tree.

3. Matters Arising:

None

Correspondence

4. From RP:

- Email from former Northwood resident enquiring about the status of the police call box outside the Police Station. TS responded.
- I reported to Cllr Higgins on the erratic delivery of Hillingdon People. LBH pays a company to deliver to every household. HH following up.
- I also reported to Cllr Higgins the fact that LBH had announced help with insurance and street closures for Coronation street parties on Saturday 6th May, whereas we are being encouraged, nationally, to have street parties on Sunday 7th May. I asked for clarification. A few days later the LBH website was updated to cover both 6th and 7th May.
- Email update from Brian Greenan addressed to petitioners against Former Police Station planning applications.

From TE:

- Has received a letter from David Simmonds MP, confirming the status of the green belt

5. Former Police Station

Three new letters raising specific objections to the proposal have been sent in. No confirmed date for the Planning Committee meeting yet.

An air quality monitor would cost some £3-400 and would need siting on the wall by the area of the Murray Road – Maxwell Road junction, with approval of the premises owner. TE will write to our councillors asking for an air quality check now. AE to remind Cllr Higgins of his letter on this subject, copy TE.

6. TfL Development

No further update.

7. MVH Cancer Centre

No further update.

8. Pop-up events

Spring Event Saturday 15 April

11:00 to 13:00. Sent a heads-up email to Northwood Lions, Hillingdon Neighbourhood Watch and Jamboree Scouts. Lions responded positively.

TE
AE

9.	AGM 2023 Date confirmed as Thursday 20 th April 2023. Church booked 7.30pm to 10pm. The running order will be as last year, including a Councillors' Forum. TE will meet the new Sergeant soon and find out if he wants a slot too. Cllr Edwards may need some time at the end as well. Colonel Clinton Read, Base Commander, will speak about the Base. Also time for David Simmonds MP if he wishes to come. Committee members are asked whether or not they wish to stand for re-election and let RP know. RP will bring nomination slips to the March meeting.	TE ALL, RP
10	Spring Newsletter <i>From RP:</i> Copy deadline Friday 24th February. The purpose of the newsletter is to keep our members informed of all the work done on their behalf by the committee – please use this opportunity to show the members what brilliant value they get for their subs! MG to ask The Woods Trust for permission to use extracts from their recent Report. MG to ask the Lido for details of their forthcoming events.	 ALL MG
11.	Subcommittee Reports	
11a	Membership No report	
11b	Finance No further information	
11c	Traffic and Highways MG's wife has written to LBH cc PL about their failure as reported to repair traffic calming signs on the Rickmansworth Road	
11d	Health The NW London proposal to centralize elective surgery for orthopaedics had a large number of patients and staff against, due to the difficulty of getting patients to Central Middlesex. The London Mayor has now to approve the plans for the new Hillingdon hospital.	
11e	Business Membership No information	
11f	Environment Problems are anticipated when removal lorries have to get to the new premises at 48 Murray Road as the access road to them is very narrow.	AE
11g	Woods and Open Spaces Northwood College students will be updating the unused notice boards in the Gravel Pits with nature notes.	
11h	Police Crime rates in the last few months to December 2022 went up in Northwood and in Northwood Hills. HL will compare with pre-Covid rates. Only 9 responses were received to the last survey of public priorities for policing. At least 4 were responses from NRA committee. 15% of just under 12,000 Northwood residents receive OWLs. Our plan is to increase those. Tony suggested that we have a police hosted OWL table at the entrance to the AGM to increase OWL uptake. It was noted that the time spent at Costa could be better spent policing the ward. Waitrose stall sees more footfall.	HL

11i Planning

No further information

11j Communications.

Website.

- 1575 sessions made by 1229 users during January.
- Posted on website since last report:
 - London Ambulance Service Survey
 - Jubilee Tree Planted at Rec
 - Hearing Aid batteries at Northwood Library
 - Local Police Community Engagements
 - Anyone for a Street party?
 - Update to MSH charity entry
 - Update to Ark Synagogue entry
 - Various notices from local groups advertising events.

12 AOB

- Jubilee Tree

Our Jubilee tree was planted at Northwood Recreation Ground on Tuesday 17th January at 10.30am. The Deputy Mayor of Hillingdon did the honours and the Football Club served refreshments afterwards. Thank you to those who turned out to represent NRA.

- It was suggested that the fence on the left side of the first part of Eastbury Road be removed. MG to attempt to contact the owner.

MG

The meeting ended at 21.20

Next Meeting: Tuesday 14 March, 2023

Appendix: REPORTS

CRS Report

No report this month

Traffic

Ultra-Low Emission Zone

As expected the Mayor of London has decided to expand the ULEZ to outer London so that it MAY apply London-wide from 29 August 2023.

Hillingdon and Harrow are two of four or five London boroughs that have not signed up to the proposed zone extension and may be going to court.

Dene Road

Work is proceeding to upgrade gas supply pipework in Dene Road and some other roads in the area. Completion is scheduled by the end of March.

Green Lane

On Sunday morning, 22nd January, between 8.45am and 10.00am there was a traffic accident in Green Lane, close to the car park. As a result a damaged black Nissan was left restricting both the road and footpath. As this car was still there on Friday, 27th January, I emailed the Northwood snt team asking them to arrange to have it removed. A reply was received from John Usher on Monday, 30th January, to say that he had contacted the owner. The car was removed on Tuesday, 31st January. Thank you John!

Peter Lansdown
traffichighways@northwoodresidents.co.uk

Health Report

Planning Permission Granted

Proposals for the new Hillingdon Hospital got a massive boost at Hillingdon Council's Major Planning Committee on 18 January 2023 when they resolved to grant approval for the plans.

The plans set out a new state-of-the-art facility for the people of Hillingdon and beyond that will support the very best of modern healthcare. The new hospital will have the same mix of services as available now at Hillingdon Hospital, be built in the same location (next to the existing hospital) and services will remain open during construction.

Urgent Treatment Centre (A & E)

The provision of the Urgent Treatment Centre at Hillingdon Hospital has been transferred to the Trust, The Hillingdon Hospitals NHS Foundation Trust, on Thursday 26 January 2023.

The change in provision of the service follows a very recent request from the North West London Integrated Care Board.

NEW WEBSITE

THHT announce the launch of their new public website at thh.nhs.uk.

A new design makes content easier to find, with patient support, hospital redevelopment, and news packed full of the latest information. Details about all of the services is still there, but can now also be printed out into a leaflet form at the click of a button. More accessibility tools have been added to change the contrast, links to AccessAble access guides for getting around the hospitals, and each page can now be translated into 100 different languages.

Business Report

Nothing to report this month

Philip Green

Environment Report

Two items given to L B Hillingdon to sort out: _

The housing development beside Craigmere House in Murray Rd is almost completed and verges on both side of the entrance driveway and opposite to it have been trashed. These will need re-instatement. LBH ref 0931-1445-0697-2848

Outside an apartment , Copperbeach House, also in Murray Rd foul drains have spilt evil smelling liquid over the pavements and continue to do so. I anticipate that remedial action will end up as a LBH or Thames Water responsibility rather than the apartment block landlord's. LBH ref 8056-8157-4592-2027

A person caught on camera fly tipping rubbish in the alleyway between the Vets and the Cancer Research shop premises had a series of still picture shots taken from a wall mounted video camera. These were placed on the Nextdoor community forum and brought to my attention. They were then passed to Cllr Henry Higgins and action was then taken. The person concerned was identified from the car registration number as the car was driven into the alleyway and also photographed. Perhaps the persistent dumping of rubbish in this alleyway will cease or reduce now.

The property manager of Goldenacre Estates Ltd had raised concerns about the persistent placement of dustbins against the wall of their property, and our help to relieve the problem was enlisted. It was suggested that the matter be elevated within LBH to the deputy leader of the Council or if that fails to work, that Goldenacre Estates take recourse to legal action.

Andrew Egan

Woods and Open Spaces Report

The pond just near the entrance to Northwood Golf Course has for many years now been an ongoing problem with sewage flooding from the manhole during heavy rain. This in turn flows into the Nature Reserve and into Ruislip Lido. Finally this has come to the attention of the Environment Agency who we hope can exert some pressure on the Water Company to regularly clear the drain and alleviate this unsightly and unhygienic mess. If you see pollution anywhere do report it to the Environment Agency Incident Hotline Telephone 0800 807060

We have learnt that the Bayhurst Woods buffer zone has been saved from the encroaching spoil from the HS2 excavations which has been a worry over the last year. This will protect the woods in the future.

I have just received the invoice from Trees For Streets for the two jubilee trees we purchased. I will pass on to Tony and Rashmi.

Quite a lot of activity on the notice boards in the last month which shows Northwood is waking up after the Christmas period

Miles Gillman

Police Report

Northwood SNT

We have a new constable to replace Max Christmas. I have no information other than she is female. She will start in a couple of weeks.

Sgt Gareth Blackburn has been most co-operative. He is joint sergeant for Northwood and Northwood Hills.

John Usher continues to perform his duties in an exemplary fashion and often goes beyond his call of duty to assist.

I am told that PC Mike Fowley is doing very well in his new role.

NPWP

Next meeting Wednesday 8 March 23. We are being hosted by Northwood College for Girls.

Neighbourhood Watch:

Keith Weston has been appointed co-ordinator for Northwood. He now has access to all relevant NHW data on our ward.

Moor Park representation:

John Usher has contacted the Moor Park SNT to forge a closer alliance with them. Their Police Ward Panel appears to work differently from ours and John will report further.

Hillingdon Independent Advisory Group

I attended a meeting at the Civic Centre on 7 February 2023. This was well attended and we had Chief Inspector James Herring (to whom Insp. Dan Lipinski reports) plus a sergeant and a PC. We had a presentation on the use of Taser and a request for feedback. Another presentation on crime figures in Hillingdon and a presentation on the schools' team and their contribution.

Other:

I also had individual meetings with John Usher and several others from the panel. Richard Lewis also joined us at one of our SNT meetings at Costa. He made several good points which we are following up.

Hoda Lacey Feb 23

NRA / LBH Northwood Ward Planning Report : February 2023

Planning Applications – No Objection / Comment

Validation Date	Address	Application Detail	
8 th December 2022	29 NICHOLAS WAY NORTHWOOD	Demolition and replacement of the existing detached dwelling and garage, with a new detached two-storey dwelling (including habitable roof space with 2 front and 2 rear dormers, 6 rooflights and a basement) and associated landscaping and ancillary works.	
6 th January 2023	5 NICHOLAS WAY NORTHWOOD	Installation of a new driveway entrance and new wrought iron electric gates, wrought iron railings and brick piers along site frontage.	
12 th January 2023	117 HILLIARD ROAD NORTHWOOD	Erection of single storey side and rear extensions. Conversion of roofspace to habitable user to include a rear dormer and one rear rooflight.	
12 th January 2023	29 BROOKDENE DRIVE NORTHWOOD	Variation of Condition 2 (approved plan) of planning permission ref. 25802/APP/2022/2465, dated 28-09-2022 (Erection of a part single storey, part first floor side extension, single storey rear extension and alterations to rear fenestration to replace two existing windows with French doors) to reduce the depth of the rear extension and change to rear and side fenestrations.	
11 th January 2023	4 WILDWOOD NORTHWOOD	Erection of a part single, part double storey side and rear extension, single-storey porch, following demolition part of the existing buildings and extending the existing driveway including a ramp access	
23 rd January 2023	MILLBURN HIGHFIELD CLOSE NORTHWOOD	Erection of a first floor rear extension (renewal of existing planning permission 10916/APP/2020/193)	
14 th January 2023	87 GREEN LANE NORTHWOOD	Erection of single storey front and rear extensions. Alteration to fenestrations.	
16 th January 2023	6 CULLERA CLOSE NORTHWOOD	Erection of a part single, part double storey rear extension	
17 th January 2023	6 CHESTER ROAD NORTHWOOD	Non-material amendment to planning permission ref. 9542/APP/2022/2785, dated 31-10-2022 (Erection of a part single storey and part double storey side and rear extension with roof space for use for habitable accommodation including new rear dormer with 4 no. rooflights. Following the demolition of the existing side garage, the lean-to rear conservatory, the side and rear box dormers and two external chimney stacks.) to install 1 no. additional window to side (west) elevation. Paint existing and proposed rendered walls on first floor in colour white. Erection of a porch under Permitted Development	
19 th January 2023	131 DUCKS HILL ROAD NORTHWOOD	Non-material amendment to planning permission ref. 47072/APP/2022/3216, dated 14-12-2022 (Conversion of garage to habitable room with front facing windows and retention of off-street parking) to change to front facing windows from 2 (2-panel) windows to 1 (4-panel) window	
6 th January 2023	4 NICHOLAS WAY NORTHWOOD	Erection of a lightweight perogla structure adjoining the existing outbuilding to house a swimspa (Application for a Certificate of Lawful Development for a Proposed Development)	
1 st February 2023	5 KEWFERRY ROAD NORTHWOOD	To carry out tree surgery including a 7-8m height reduction with a lateral reduction to mimic natural crown retrenchment to One Oak T51 on TPO 118	An Arboricultural Report is attached to the application

18 th January 2023	12 WINCHESTER ROAD NORTHWOOD	Erection of single storey front, side and rear extensions and additional parking space / new permeable paving	
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Planning Applications – Objections / Comments Made

Validation Date	Address	Application Detail	Comment
16 th December 2022	22 FRINGEWOOD CLOSE NORTHWOOD	Erection of a single storey annexe for ancillary residential use with glazed link between the annexe and the existing house	See objection below
21 st January 2023	2 LOWSWOOD CLOSE NORTHWOOD	Erection of an outbuilding to the rear.	The area is in excess of the 30 sq m suggested in A1.34. The side windows/doors will adversely impact the adjoining garden unless they are obscured glazing and unopenable
13 th January 2023	18 THE BROADWALK NORTHWOOD	Erection of a single storey extension at rear of existing garage	See objection below
28 th November 2023	10 GLYNSWOOD PLACE NORTHWOOD	To carry out tree surgery including a crown reduction by 2m in height and 1.5m laterally to One Oak T17 and To reduce lateral growth over driveway by 2m to One Oak T18 both on TPO 505	Whilst there are some notes in the application and photos attached, there is no detailed Arboricultural Report attached to the application justifying the proposed work

22 FRINGEWOOD CLOSE NORTHWOOD

A1.17 states that to be an annexe it must be connected internally. Here it is detached from the main house and only connected externally by a 'glazed link.' The proposed building can also very easily be adapted to be fully self-contained simply by removing the 'glazed link' as all the facilities are already provided to make it self-contained, and it has a separate entrance. (also see DMHD 2 for outbuildings)

Whilst the outbuilding now proposed is smaller than the previous application, at 90 sqm it still well exceeds the guide of a maximum of 30 sqm stated in A1.34.

We are concerned that giving consent will provide a precedent for others on both size and the restrictions on 'beds in sheds' expressed in the Local Plan.

Whilst we sympathise with the applicant and the stated reasons for the proposed development, we must have regard to the possible adverse effect elsewhere of encouraging others even without the same reasons to ask for the same and state this as a precedent.

Note: We wonder whether the change in level to access the garden could be overcome with an external platform lift. Equally, others have installed internal lifts to provide for access to other floors in the house. We say this only because alternatives might be available, and not as part of the grounds for objecting.

18 THE BROADWALK NORTHWOOD

The rear of the house adjacent to the garage shown as a sitting room has already been extended by approx 2m and the kitchen by 4,150m as shown on the proposed plan attached to planning application 485/APP/2014/3912 given consent in 2014. Under the Local Plan extensions on extensions are not supported, and the maximum extension from the original back wall under DMHD 1 B (ii) is 4m.

Therefore, as the main house adjacent to the garage has already been extended, the 4.0m should be taken from the original back wall of the house rather than its current back wall. Local Plan A.18 states that : 'Proposals to extend existing extensions will not be supported.' There is already an existing extension to the rear of the house and of the garage and as any additional consent granted should be no more than 4.0m from the back of the original house, the current application should be for below 4.0m new build, and certainly well below the additional 7.9m requested which is in fact closer to 10.0m from the back of the original house.

**Planning Appeals :
Planning Appeals : Decisions**

None

Planning Appeals : Submitted

None

Planning Decisions Where Objections / Comments Made:

GUINNESS TRUST ESTATE OFFICE IVEAGH CLOSE NORTHWOOD

To carry out tree surgery including to fell Three Ash (G2, T5 on application), To reduce height down to 2m to One Group of Hawthorn (G4 on application) all within Area 1 on TPO 68b

Decision: Approved

23 FOXFIELD CLOSE NORTHWOOD

Part single storey, part first floor rear extension; part single storey, part first floor side extension; and porch connecting garage

Decision: Refused

Reasons: The proposed side extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers at Nos. 24 and 25 Foxfield Close by reason of overdominance, visual intrusion and loss of outlook.

The proposed front extension, by virtue of its size, scale, bulk, and design, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

1 SILVERWOOD CLOSE NORTHWOOD

To carry out tree surgery including a crown reduction to previous points to One Oak T11 on TPO 67A

Decision: Approved

10 GLYNSWOOD PLACE NORTHWOOD

To carry out tree surgery including a crown reduction by 2m in height and 1.5m laterally to One Oak T17 and To reduce lateral growth over driveway by 2m to One Oak T18 both on TPO 505

Decision: Approved

1 GLYNSWOOD PLACE NORTHWOOD

To carry out tree surgery including To reduce and shape western side of crown (roadside) by 1m to One Strawberry Tree T6 and To reduce 1x Large limb on the western side of the crown (over parking bay) back by around 6m and Reduce remaining crown by 2m to One Eucalyptus T14 both on TPO 505

Decision: Approved

6 LINKSWAY NORTHWOOD

To carry out tree surgery including a height reduction to 4m to One Group of Hornbeams (G14 on application) within Area 1 on TPO 391

Decision: Approved

Enforcement Action By LBH None

ADDITIONAL NOTES: None

ACTION POINTS FROM LAST MINUTES: None

END OF REPORTS